

FILE NO.: Z-9363

NAME: New Water Systems Short-form PD-O

LOCATION: Located at 7915 Highway 300

DEVELOPER:

New Water Systems
P.O. Box 193805
Little Rock, AR 72219

OWNER/AUTHORIZED AGENT:

New Water Systems, Andy Davis, Purchase Agreement
GarNat Engineering, LLC, Agent

SURVEYOR/ENGINEER:

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018

AREA: 1.28-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 29 - Barrett

CENSUS TRACT: 42.01

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-O, Planned Development Office

PROPOSED USE: Office

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property is located outside the city limits of the City of Little Rock but within the City's Extraterritorial Planning Jurisdiction. The property is currently zoned R-2, Single-family and the applicant is requesting to rezone the property to PD-O, Planned Development Office, to allow the use of the existing home as an office for

New Water Systems. The site plan includes the placement of a metal building along the southern perimeter of the site. The site plan also includes the placement of an enclosed graveled storage area for storage of outdoor materials.

B. EXISTING CONDITIONS:

The site contains a vacant single-family residence. There are single-family homes to the north and a church to the south. Across Highway 300 there are also single-family homes. Further to the north is Pinnacle Mountain State Park. Further to the south is a commercial node located at the intersection of East and West Pinnacle Roads and Highway 300.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not a registered neighborhood association located in this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. HWY 300 is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required.
2. Obtain permits for improvements within State Highway right-of-way from ARDOT, District VI.
3. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or the property owners association.
4. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Outside the service boundary. No comment.

Entergy: Entergy does not object to this proposal. There is an existing three phase, overhead power line on the west side of Highway 300 and another one on the south side of the property. Care should be used when working around the power lines/poles, especially when constructing the proposed metal building. All required separations and clearances to power lines must be maintained during and after construction. Contact Entergy in advance to discuss electrical service requirements or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department:

1. Full Plan Review – Maintain Access
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
 - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
 - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
 - c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
 - d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4.
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
7. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
8. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. Minimum gate width shall be 20 feet.
 2. Gates shall be of swinging or sliding type.
 3. Construction of gates shall be of material that allow manual operation by one person.
 4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
 7. Locking device specifications shall be submitted for approval by the fire code official
 8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
9. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning:

1. Provide Septic approval for new building.
2. Obtain AHTD permit for driveway improvements.
3. Dedicate Hwy 300 Right of Way to meet Master Street Plan. Provide Quit-Claim deed with Pulaski County as recipient of right of way.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The properties to the north, south and west are zoned R-2, Single-family. The approximate average width of the lot is 175-feet. A minimum ten foot six (10' 6") inch buffer will be required adjacent to the north and south property lines. The average depth of the lot is approximately 315 linear feet. A minimum nineteen foot (19') buffer will be required adjacent to the west property line.

3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
6. If any of the landscape code requirements cannot be met a variance from the City Beautiful Commission may be required before a building permit is issued.
7. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: We have a stop 300 feet from this property. We request that a sidewalk that runs from the church building to the southern edge of the property be included in the plan, to better accommodate connectivity to our stop.

Planning Division: This request is located in Barrett Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PD-O (Planned Development Office) to allow a water treatment company with an office and supplies outside as an allowable use.

Master Street Plan: East of the property is Highway 300 and it is shown as a Minor Arterial on the Master Street Plan. Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on Highway 300. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Highway 300. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (October 10, 2018)

Mr. Vernon Williams was present representing the request. Staff presented the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff requested information concerning the proposed use

of the property. Staff also requested a detailed summary of the activities which would occur at the site. Staff questioned the materials to be stored outdoors. Staff questioned the days and hours of dumpster service.

Public Works comments were addressed. Staff stated a dedication or right of way to 45-feet from center line was required along HWY 300. Staff stated permits for improvements to HWY 300 would be obtained from ARDOT. Staff stated the City's Stormwater Detention Ordinance would apply to the future development of the site. Staff stated a portion the detention could be provided within the proposed parking lot.

Landscaping comments were addressed. Staff stated a minimum landscape strip of nine (9) feet was required adjacent to all paved areas. Staff stated a small amount of building landscaping was required between the paved area and the building. Staff stated screening was required along the property lines which abutted residentially zoned or used property. Staff stated the typical land use buffer along the northern and southern perimeters should be 10.5-feet and the west buffer should be 19-feet.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant is requesting the rezoning of this 1.28 acre site from R-2 to PD-O planned development-office to allow use of the property for New Water Systems. The property is located outside of the city limits but within the city's zoning jurisdiction.

The applicant proposes to remodel the existing residential structure located on the site into offices for the business. An asphalt-paved parking lot and driveway will be constructed adjacent to the building. A metal storage/warehouse building will be constructed behind the office building. A gravel parking/storage area will be located behind the office building, adjacent to the storage building. Access to this gravel area will be from a gated entrance off of the new paved parking lot. A 6-foot tall opaque fence will be placed on the north, south and west perimeters of the site and extending from the rear of the office building to the south perimeter.

New Water Systems is a manufacturer's representative and distributor of water and wastewater treatment technology. The business will have about 5 employees working out of this location. The business is open standard business hours; 8:00 a.m. – 5:00 p.m., Monday – Friday. The business receives UPS and Fed Ex deliveries daily and about 6 times a year receives deliveries on a larger (semi) truck. Deliveries are made during the daytime business hours. Of the 5 people working out of this site, 3 are in the office or are in outside sales. The shop building

serves as a location to store parts for treatment systems that the business services. Occasionally, the business receives larger parts that are stored in the gravel area until they can be delivered to a customer's location. These items are no taller than the proposed 6-foot fencing and will not be visible outside of the fence. The items will not be stacked. There is no odor or noise from the business operations. The business has two trailers that will be parked in the gravel area. There is a forklift that will be kept in the shop. No pole-mounted site lighting is proposed. There will be wall packs attached to the buildings with motion sensors for security.

Staff is supportive of the application, as proposed. The use functions primarily as an office use, with limited outside activities. Since the site is located outside of the city limits, no building permit is required. Prior to construction, the applicant must submit site development plans to staff for review and approval to assure conformance with the approved PD-O. The PD-O approval is to be only for New Water Systems.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

PLANNING COMMISSION ACTION:

(NOVEMBER 1, 2018)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff. The vote was 11 ayes, 0 noes and 0 absent.